

**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2005A-C Round**

**PROJECT NAME:** 21st Street Seniors

**SITE LOCATION:** 2115 Hawthorne Lane at 21st Street  
Indianapolis, IN 46218  
Marion COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Community Action of Greater Indianapolis, Inc.  
Reverend John M. Thomas  
2445 N. Meridian St.  
Indianapolis, IN 46208  
(317) 396-1733

**PRINCIPALS:** CAGI 21st Street, LLC,

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 0  
50% of AMI: 33  
40% of AMI: 13  
30% of AMI: 7  
Market Rate: 7

**UNIT MIX**

Efficiency: 0  
One bedroom: 0  
Two bedroom: 60  
Three bedroom: 0  
Four bedroom: 0  
Total units: 60

**TOTAL PROJECTED COSTS:** \$7,078,139.00      **COST PER UNIT:** \$113,969.00

**RHTCs REQUESTED:** \$598,200.00      **RHTCs RECOMMENDED:** \$598,200.00

**HOME FUNDS REQUESTED:** \$0.00      **HOME FUNDS RECOMMENDED:** \$0.00

**TRUST FUNDS REQUESTED:** \$0.00      **TRUST FUNDS RECOMMENDED:** \$0.00

**APPLICANT NUMBER:** 2005A-C-001

**BIN:** IN-05-00200      **HOME FUNDS AWARD #:**

**TRUST FUNDS AWARD#:**

**SET ASIDE:** Special Housing Needs -Elderly

**COMMENTS:** This elderly development will feature a minimum of twenty universal design features in each unit including wider doorways, lever door handles, & front mounted controls on appliances.

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**PROPOSED DEVELOPMENT SUMMARY**

**2005A-C Round**

<b>PROJECT NAME:</b>	<b>Autumn Ridge</b>		
<b>SITE LOCATION:</b>	<b>State Road 135 Corydon, IN 47112 Harrison COUNTY</b>		
<b>PROJECT TYPE:</b>	<b>NC</b>		
<b>APPLICANT/OWNER:</b>	<b>Blue River Services Daniel J Lowe PO Box 547 Corydon, IN 47112 (812) 738-8016</b>		
<b>PRINCIPALS:</b>	<b>Subsidiary of Blue River Services Inc, Great Lakes Cap</b>		
<b><u># OF UNITS AT EACH SET ASIDE:</u></b>		<b><u>UNIT MIX</u></b>	
60% of AMI:	<b>3</b>	Efficiency:	<b>0</b>
50% of AMI:	<b>13</b>	One bedroom:	<b>0</b>
40% of AMI:	<b>0</b>	Two bedroom:	<b>16</b>
30% of AMI:	<b>8</b>	Three bedroom:	<b>8</b>
Market Rate:	<b>0</b>	Four bedroom:	<b>0</b>
		Total units:	<b>24</b>
<b>TOTAL PROJECTED COSTS:</b>	<b>\$2,668,031.00</b>	<b>COST PER UNIT:</b>	<b>\$106,918.00</b>
<b>RHTCs REQUESTED:</b>	<b>\$196,154.00</b>	<b>RHTCs RECOMMENDED:</b>	<b>\$196,154.00</b>
<b>HOME FUNDS REQUESTED:</b>	<b>\$480,000.00</b>	<b>HOME FUNDS RECOMMENDED:</b>	<b>\$480,000.00</b>
<b>TRUST FUNDS REQUESTED:</b>	<b>\$0.00</b>	<b>TRUST FUNDS RECOMMENDED:</b>	<b>\$0.00</b>
<b>APPLICANT NUMBER:</b>	<b>2005A-C-004</b>		
<b>BIN:</b>	<b>IN-05-00300</b>	<b>HOME FUNDS AWARD #:</b>	<b>CH-005-001</b>
<b>TRUST FUNDS AWARD#:</b>			
<b>SET ASIDE:</b>	<b>Development Location - Rural</b>		

**COMMENTS:** This family development will feature a smoke-free building, a homework/work center on-site, a Child Abuse Prevention Program, and budget counseling.

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**2005A-C Round**

**PROJECT NAME:** Brookview Glen Apartments

**SITE LOCATION:** 1810 Graybrook Lane  
New Albany, IN 47150  
Floyd COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Forsite Properties, LLC  
Martin V Shrader  
500 E Ohio Street, Suite 110  
Indianapolis, IN 46204  
(317) 655-7174

**PRINCIPALS:** Brookview Glen Holdings, LLC,  
SunAmerica Affordable Housing, Inc

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 10  
50% of AMI: 34  
40% of AMI: 14  
30% of AMI: 8  
Market Rate: 0

**UNIT MIX**

Efficiency: 10  
One bedroom: 26  
Two bedroom: 30  
Three bedroom: 0  
Four bedroom: 0  
Total units: 66

<b>TOTAL PROJECTED COSTS:</b>	<b>\$6,452,977.00</b>	<b>COST PER UNIT:</b>	<b>\$91,181.00</b>
<b>RHTCs REQUESTED:</b>	<b>\$613,800.00</b>	<b>RHTCs RECOMMENDED:</b>	<b>\$613,800.00</b>
<b>HOME FUNDS REQUESTED:</b>	<b>\$0.00</b>	<b>HOME FUNDS RECOMMENDED:</b>	<b>\$0.00</b>
<b>TRUST FUNDS REQUESTED:</b>	<b>\$0.00</b>	<b>TRUST FUNDS RECOMMENDED:</b>	<b>\$0.00</b>
<b>APPLICANT NUMBER:</b>	<b>2005A-C-006</b>		
<b>BIN:</b>	<b>IN-05-00400</b>	<b>HOME FUNDS AWARD #:</b>	
<b>TRUST FUNDS AWARD#:</b>			
<b>SET ASIDE:</b>	<b>Special Housing Needs -Elderly</b>		

**COMMENTS:** This elderly development will feature a covered motor entry, a library with free internet access, a beauty salon, game room, exercise facility and common laundry facilities on all floors.

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**2005A-C Round**

**PROJECT NAME:** Canterbury House Apartments II-Franklin Road

**SITE LOCATION:** 4804-4816 Franklin Road  
Lawrence, IN 46226  
Marion COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Herman & Kittle Properties, Inc.  
Jeffrey L. Kittle  
500 E. 96th Street, Suite 300  
Indianapolis, IN 46240  
(317) 846-3111

**PRINCIPALS:** Canterbury House II-Franklin Road, LLC,  
SunAmerica

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 0  
50% of AMI: 24  
40% of AMI: 2  
30% of AMI: 14  
Market Rate: 6

**UNIT MIX**

Efficiency: 0  
One bedroom: 6  
Two bedroom: 22  
Three bedroom: 12  
Four bedroom: 6  
Total units: 46

**TOTAL PROJECTED COSTS:** \$3,942,058.00      **COST PER UNIT:** \$84,610.00

**RHTCs REQUESTED:** \$259,518.00      **RHTCs RECOMMENDED:** \$259,518.00

**HOME FUNDS REQUESTED:** \$0.00      **HOME FUNDS RECOMMENDED:** \$0.00

**TRUST FUNDS REQUESTED:** \$0.00      **TRUST FUNDS RECOMMENDED:** \$0.00

**APPLICANT NUMBER:** 2005A-C-008

**BIN:** IN-05-00500      **HOME FUNDS AWARD #:**

**TRUST FUNDS AWARD#:**

**SET ASIDE:** Lowest Income

**COMMENTS:** This phase II development will offer a clubhouse, swimming pool, playground and basketball court. A concierge service and plenty of green space will be parts of a great amenity package.

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**2005A-C Round**

**PROJECT NAME:** Connie Jean Crossing

**SITE LOCATION:** S of St. Rd 8 between North Taylor Rd. & US  
327  
Garrett, IN 46738  
DeKalb COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Keller Development, Inc.  
Edward E. Keller, Jr.  
4530 Merchant Rd  
Fort Wayne, IN 46818  
(260) 497-9000

**PRINCIPALS:** Connie Jean Crossing GP, Inc.,  
CSC Real Estate Advisors

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 4  
50% of AMI: 17  
40% of AMI: 7  
30% of AMI: 4  
Market Rate: 0

**UNIT MIX**

Efficiency: 0  
One bedroom: 4  
Two bedroom: 16  
Three bedroom: 8  
Four bedroom: 4  
Total units: 32

<b>TOTAL PROJECTED COSTS:</b>	<b>\$3,179,651.00</b>	<b>COST PER UNIT:</b>	<b>\$98,100.00</b>
<b>RHTCs REQUESTED:</b>	<b>\$252,898.00</b>	<b>RHTCs RECOMMENDED:</b>	<b>\$249,202.00</b>
<b>HOME FUNDS REQUESTED:</b>	<b>\$0.00</b>	<b>HOME FUNDS RECOMMENDED:</b>	<b>\$0.00</b>
<b>TRUST FUNDS REQUESTED:</b>	<b>\$0.00</b>	<b>TRUST FUNDS RECOMMENDED:</b>	<b>\$0.00</b>
<b>APPLICANT NUMBER:</b>	<b>2005A-C-011</b>		
<b>BIN:</b>	<b>IN-05-00600</b>	<b>HOME FUNDS AWARD #:</b>	
<b>TRUST FUNDS AWARD#:</b>			

**SET ASIDE:** Development Location - Rural

**COMMENTS:** This family development will contain a community building and recreational space with a covered pavilion area with picnic tables for tenant's leisure. The Development will be located within walking distance of retail shopping.

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**2005A-C Round**

**PROJECT NAME:** Dalton Apartments

**SITE LOCATION:** 121-137 E. 5th Avenue  
Gary, IN 46402  
Lake COUNTY

**PROJECT TYPE:** R

**APPLICANT/OWNER:** Gary Progress Development, LLC  
Shawn Loyden  
1300 Michigan Ave.  
Gary, IN 46402  
(727) 420-2320

**PRINCIPALS:** Gary Progress Development,  
TBD

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 21  
50% of AMI: 19  
40% of AMI: 0  
30% of AMI: 7  
Market Rate: 10

**UNIT MIX**

Efficiency: 0  
One bedroom: 2  
Two bedroom: 29  
Three bedroom: 26  
Four bedroom: 0  
Total units: 57

**TOTAL PROJECTED COSTS:** \$9,701,306.00      **COST PER UNIT:** \$127,841.00

**RHTCs REQUESTED:** \$526,142.00      **RHTCs RECOMMENDED:** \$524,000.00

**HOME FUNDS REQUESTED:** \$0.00      **HOME FUNDS RECOMMENDED:** \$0.00

**TRUST FUNDS REQUESTED:** \$0.00      **TRUST FUNDS RECOMMENDED:** \$0.00

**APPLICANT NUMBER:** 2005A-C-013

**BIN:** IN-05-00700      **HOME FUNDS AWARD #:**

**TRUST FUNDS AWARD#:**

**SET ASIDE:** Preservation

**COMMENTS:** This development will preserve a vacant existing building in Gary, and include both housing and commercial space.

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**2005A-C Round**

**PROJECT NAME:** Danbury Pointe

**SITE LOCATION:** 3389 E. Main St.  
Danville, IN 46122  
Hendricks COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Danbury Pointe, LP  
Charles Heintzelman or Carla Naum  
8152 Castilla Dr  
Indianapolis, IN 46236  
(317) 826-3488

**PRINCIPALS:** MV-Danville, LLC,  
Asrah Heintzelman

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 4  
50% of AMI: 12  
40% of AMI: 5  
30% of AMI: 3  
Market Rate: 0

**UNIT MIX**

Efficiency: 0  
One bedroom: 0  
Two bedroom: 24  
Three bedroom: 0  
Four bedroom: 0  
Total units: 24

**TOTAL PROJECTED COSTS: \$2,942,734.00**      **COST PER UNIT: \$110,947.00**

**RHTCs REQUESTED: \$196,320.00**      **RHTCs RECOMMENDED: \$196,320.00**

**HOME FUNDS REQUESTED: \$440,000.00**      **HOME FUNDS RECOMMENDED: \$440,000.00**

**TRUST FUNDS REQUESTED: \$0.00**      **TRUST FUNDS RECOMMENDED: \$0.00**

**APPLICANT NUMBER: 2005A-C-014**

**BIN: IN-05-00800**      **HOME FUNDS AWARD #: HL-005-001**

**TRUST FUNDS AWARD#:**

**SET ASIDE: Development Location - Rural**

**COMMENTS:** This elderly development will contain a community room with a piano and a fitness room for residents to use. There will be an on-site defibrillator and transportation services available.

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**2005A-C Round**

**PROJECT NAME:** Deer Chase Apartments II

**SITE LOCATION:** S.E. Corner of Marilyn and Greenfield Ave.  
Noblesville, IN 46060  
Hamilton COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Deer Chase Housing Partners II, LP  
Henry A. Olynger, Jr.  
5278 E. 600 South  
Marion, IN 46953  
(765) 674-3074

**PRINCIPALS:** Deer Chase II, LLC,  
Henry A. Olynger, Jr. (expects to be sold to  
GLCF)

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 7  
50% of AMI: 74  
40% of AMI: 31  
30% of AMI: 16  
Market Rate: 16

**UNIT MIX**

Efficiency: 0  
One bedroom: 0  
Two bedroom: 76  
Three bedroom: 52  
Four bedroom: 16  
Total units: 144

**TOTAL PROJECTED COSTS:** \$12,365,843.00      **COST PER UNIT:** \$78,617.00

**RHTCs REQUESTED:** \$750,000.00      **RHTCs RECOMMENDED:** \$750,000.00

**HOME FUNDS REQUESTED:** \$0.00      **HOME FUNDS RECOMMENDED:** \$0.00

**TRUST FUNDS REQUESTED:** \$0.00      **TRUST FUNDS RECOMMENDED:** \$0.00

**APPLICANT NUMBER:** 2005A-C-015

**BIN:** IN-05-00900      **HOME FUNDS AWARD #:**

**TRUST FUNDS AWARD#:**

**SET ASIDE:** Development Location - Small City

**COMMENTS:** This phase II family development along the 146th street extension offers a unique architectural theme that reflects Noblesville's farming heritage in a growing suburban setting. The development also features a swimming pool, big wheel/tricycle track and an enclosed school bus stop shelter.



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**2005A-C Round**

**PROJECT NAME:** Heron Preserve Apartments

**SITE LOCATION:** County Road 300 North  
Warsaw, IN 46580  
Kosciusko COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Heron Preserve Apartments, LP  
Ronda Shrewsbury  
706 Pro Med Lane, Suite 210  
Carmel, IN 46032  
(317) 815-5929

**PRINCIPALS:** Heron Preserve Apartments, LLC,  
Ctiy Securities Corp

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 13  
50% of AMI: 33  
40% of AMI: 14  
30% of AMI: 4  
Market Rate: 0

**UNIT MIX**

Efficiency: 0  
One bedroom: 12  
Two bedroom: 29  
Three bedroom: 16  
Four bedroom: 7  
Total units: 64

<b>TOTAL PROJECTED COSTS:</b>	<b>\$5,092,942.00</b>	<b>COST PER UNIT:</b>	<b>\$76,406.00</b>
<b>RHTCs REQUESTED:</b>	<b>\$387,582.00</b>	<b>RHTCs RECOMMENDED:</b>	<b>\$387,582.00</b>
<b>HOME FUNDS REQUESTED:</b>	<b>\$0.00</b>	<b>HOME FUNDS RECOMMENDED:</b>	<b>\$0.00</b>
<b>TRUST FUNDS REQUESTED:</b>	<b>\$0.00</b>	<b>TRUST FUNDS RECOMMENDED:</b>	<b>\$0.00</b>
<b>APPLICANT NUMBER:</b>	<b>2005A-C-023</b>		
<b>BIN:</b>	<b>IN-05-01000</b>	<b>HOME FUNDS AWARD #:</b>	
<b>TRUST FUNDS AWARD#:</b>			
<b>SET ASIDE:</b>	<b>Development Location - Rural</b>		

**COMMENTS:** This family development will be located adjacent to a 28-acre nature area recognized throughout the City as the "Heron Preserve." The development is strongly supported by the city and is located in one of the fastest growing areas in Warsaw.

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**2005A-C Round**

**PROJECT NAME:** Homewood Village

**SITE LOCATION:** 22 Avenue and Georgia Street  
Gary, IN 46407  
Lake COUNTY

**PROJECT TYPE:** AR

**APPLICANT/OWNER:** Homewood Renewal LP  
Henry Hyatt  
200 East Randolph Street  
Suite 2100  
Chicago, IL 60601-6432  
(312) 345-3222

**PRINCIPALS:** Homewood Renewal GP LLC,  
Apollo Housing Capital, LLC

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 14  
50% of AMI: 47  
40% of AMI: 20  
30% of AMI: 11  
Market Rate: 0

**UNIT MIX**

Efficiency: 0  
One bedroom: 0  
Two bedroom: 87  
Three bedroom: 0  
Four bedroom: 5  
Total units: 92

<b>TOTAL PROJECTED COSTS:</b>	<b>\$8,141,000.00</b>	<b>COST PER UNIT:</b>	<b>\$87,489.00</b>
<b>RHTCs REQUESTED:</b>	<b>\$748,100.00</b>	<b>RHTCs RECOMMENDED:</b>	<b>\$748,100.00</b>
<b>HOME FUNDS REQUESTED:</b>	<b>\$0.00</b>	<b>HOME FUNDS RECOMMENDED:</b>	<b>\$0.00</b>
<b>TRUST FUNDS REQUESTED:</b>	<b>\$0.00</b>	<b>TRUST FUNDS RECOMMENDED:</b>	<b>\$0.00</b>
<b>APPLICANT NUMBER:</b>	<b>2005A-C-024</b>		
<b>BIN:</b>	<b>IN-05-01100</b>	<b>HOME FUNDS AWARD #:</b>	
<b>TRUST FUNDS AWARD#:</b>			
<b>SET ASIDE:</b>	<b>Preservation</b>		

**COMMENTS:** This unique town home community will preserve affordable housing with a creative financing structure. Each unit will have a full basement with a washer and dryer.

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**2005A-C Round**

<b>PROJECT NAME:</b>	<b>Hoosier Place</b>		
<b>SITE LOCATION:</b>	<b>310 N. Walnut Union City, IN 47390 Randolph COUNTY</b>		
<b>PROJECT TYPE:</b>	<b>R</b>		
<b>APPLICANT/OWNER:</b>	<b>Quality Housing Development, Inc. William Boothe PO Box 308 Yorktown, IN 47396 (765) 759-1121</b>		
<b>PRINCIPALS:</b>	<b>QUAD Hoosier Place, Inc., ESIC</b>		
<b><u># OF UNITS AT EACH SET ASIDE:</u></b>		<b><u>UNIT MIX</u></b>	
60% of AMI:	2	Efficiency:	0
50% of AMI:	16	One bedroom:	16
40% of AMI:	7	Two bedroom:	15
30% of AMI:	4	Three bedroom:	0
Market Rate:	2	Four bedroom:	0
		Total units:	31
<b>TOTAL PROJECTED COSTS:</b>	<b>\$4,348,536.00</b>	<b>COST PER UNIT:</b>	<b>\$114,164.00</b>
<b>RHTCs REQUESTED:</b>	<b>\$253,580.00</b>	<b>RHTCs RECOMMENDED:</b>	<b>\$253,580.00</b>
<b>HOME FUNDS REQUESTED:</b>	<b>\$440,000.00</b>	<b>HOME FUNDS RECOMMENDED:</b>	<b>\$440,000.00</b>
<b>TRUST FUNDS REQUESTED:</b>	<b>\$0.00</b>	<b>TRUST FUNDS RECOMMENDED:</b>	<b>\$0.00</b>
<b>APPLICANT NUMBER:</b>	<b>2005A-C-025</b>		
<b>BIN:</b>	<b>IN-05-01200</b>	<b>HOME FUNDS AWARD #:</b>	<b>CH-005-003</b>
<b>TRUST FUNDS AWARD#:</b>			
<b>SET ASIDE:</b>	<b>Qualified Not-for-profit</b>		

**COMMENTS:** This elderly development will preserve the vacant Westside School and provide on-site services.

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**2005A-C Round**

**PROJECT NAME:** Jacobsville Apartments

**SITE LOCATION:** 1301 Read Street  
Evansville, IN 47710  
Vanderburgh COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Pioneer Development Services, Inc.  
Terrence J. Keusch  
3405 Oakton Circle  
Greenwood, IN 46143  
(317) 422-9389

**PRINCIPALS:** Jacobsville, LLC,  
City Securities Corporation

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 5  
50% of AMI: 18  
40% of AMI: 8  
30% of AMI: 4  
Market Rate: 0

**UNIT MIX**

Efficiency: 0  
One bedroom: 6  
Two bedroom: 16  
Three bedroom: 9  
Four bedroom: 4  
Total units: 35

**TOTAL PROJECTED COSTS: \$3,702,000.00**      **COST PER UNIT: \$102,057.00**

**RHTCs REQUESTED: \$362,547.00**      **RHTCs RECOMMENDED: \$362,547.00**

**HOME FUNDS REQUESTED: \$0.00**      **HOME FUNDS RECOMMENDED: \$0.00**

**TRUST FUNDS REQUESTED: \$0.00**      **TRUST FUNDS RECOMMENDED: \$0.00**

**APPLICANT NUMBER: 2005A-C-026**

**BIN: IN-05-01300**      **HOME FUNDS AWARD #:**

**TRUST FUNDS AWARD#:**

**SET ASIDE: Development Location - Large City**

**COMMENTS:** This development will offer a Down Payment Assistance Program to qualifying tenants and a variety of services to all ages and special needs individuals, virtually all of which are provided on-site and free to tenants.

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**2005A-C Round**

**PROJECT NAME:** Lincoln Park Apartments

**SITE LOCATION:** 600 W North Street  
Greenfield, IN 46140  
Hancock COUNTY

**PROJECT TYPE:** AR

**APPLICANT/OWNER:** Forsite Properties, LLC  
Martin V Shrader  
500 E Ohio Street, Suite 110  
Indianapolis, IN 46204  
(317) 655-7174

**PRINCIPALS:** Lincoln Park Holdings, LLC,  
CSC Real Estate Advisors, Inc.

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 7  
50% of AMI: 18  
40% of AMI: 8  
30% of AMI: 2  
Market Rate: 0

**UNIT MIX**

Efficiency: 4  
One bedroom: 15  
Two bedroom: 16  
Three bedroom: 0  
Four bedroom: 0  
Total units: 35

<b>TOTAL PROJECTED COSTS:</b>	<b>\$3,334,108.00</b>	<b>COST PER UNIT:</b>	<b>\$77,968.00</b>
<b>RHTCs REQUESTED:</b>	<b>\$217,968.00</b>	<b>RHTCs RECOMMENDED:</b>	<b>\$217,675.00</b>
<b>HOME FUNDS REQUESTED:</b>	<b>\$0.00</b>	<b>HOME FUNDS RECOMMENDED:</b>	<b>\$0.00</b>
<b>TRUST FUNDS REQUESTED:</b>	<b>\$0.00</b>	<b>TRUST FUNDS RECOMMENDED:</b>	<b>\$0.00</b>
<b>APPLICANT NUMBER:</b>	<b>2005A-C-029</b>		
<b>BIN:</b>	<b>IN-05-01400</b>	<b>HOME FUNDS AWARD #:</b>	
<b>TRUST FUNDS AWARD#:</b>			

**SET ASIDE:** Development Location - Rural

**COMMENTS:** This elderly development will include a wide range of social services including transportation and a Senior Health Insurance Information Program along with a large community space with a learning center.

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**PROPOSED DEVELOPMENT SUMMARY**

**2005A-C Round**

**PROJECT NAME:** Lynhurst Park Avenue

**SITE LOCATION:** 3201 South Lynhurst Drive  
Indianapolis, IN 46241  
Marion COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Herman & Kittle Properties, Inc.  
Jeffrey L. Kittle  
500 E. 96th Street, Suite 300  
Indianapolis, IN 46240  
(317) 846-3111

**PRINCIPALS:** Lynhurst Park, LLC,  
SunAmerica

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 0  
50% of AMI: 79  
40% of AMI: 33  
30% of AMI: 17  
Market Rate: 25

**UNIT MIX**

Efficiency: 0  
One bedroom: 30  
Two bedroom: 68  
Three bedroom: 40  
Four bedroom: 16  
Total units: 154

<b>TOTAL PROJECTED COSTS:</b>	<b>\$12,611,611.00</b>	<b>COST PER UNIT:</b>	<b>\$77,738.00</b>
<b>RHTCs REQUESTED:</b>	<b>\$750,000.00</b>	<b>RHTCs RECOMMENDED:</b>	<b>\$750,000.00</b>
<b>HOME FUNDS REQUESTED:</b>	<b>\$0.00</b>	<b>HOME FUNDS RECOMMENDED:</b>	<b>\$0.00</b>
<b>TRUST FUNDS REQUESTED:</b>	<b>\$0.00</b>	<b>TRUST FUNDS RECOMMENDED:</b>	<b>\$0.00</b>
<b>APPLICANT NUMBER:</b>	<b>2005A-C-030</b>		
<b>BIN:</b>	<b>IN-05-01500</b>	<b>HOME FUNDS AWARD #:</b>	
<b>TRUST FUNDS AWARD#:</b>			

**SET ASIDE:** Development Location - Large City

**COMMENTS:** This family development will feature a large clubhouse, in ground pool, playground area and a "bark park" for residents with dogs.

**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2005A-C Round**

<b>PROJECT NAME:</b>	<b>Maple Tree Apartments II</b>		
<b>SITE LOCATION:</b>	<b>1405 W. 18th Street La Porte, IN 46350 La Porte COUNTY</b>		
<b>PROJECT TYPE:</b>	<b>NC</b>		
<b>APPLICANT/OWNER:</b>	<b>Herman &amp; Kittle Properties, Inc. Jeffrey L. Kittle 500 E. 96th Street, Suite 300 Indianapolis, In 46240 (317) 846-3111</b>		
<b>PRINCIPALS:</b>	<b>Maple Tree II, LLC, SunAmerica</b>		
<b><u># OF UNITS AT EACH SET ASIDE:</u></b>		<b><u>UNIT MIX</u></b>	
60% of AMI:	3	Efficiency:	14
50% of AMI:	47	One bedroom:	42
40% of AMI:	20	Two bedroom:	26
30% of AMI:	11	Three bedroom:	10
Market Rate:	11	Four bedroom:	0
		Total units:	92
<b>TOTAL PROJECTED COSTS: \$7,359,060.00</b>		<b>COST PER UNIT:</b>	<b>\$77,816.00</b>
<b>RHTCs REQUESTED:</b>	<b>\$490,355.00</b>	<b>RHTCs RECOMMENDED:</b>	<b>\$490,355.00</b>
<b>HOME FUNDS REQUESTED:</b>	<b>\$0.00</b>	<b>HOME FUNDS RECOMMENDED:</b>	<b>\$0.00</b>
<b>TRUST FUNDS REQUESTED:</b>	<b>\$0.00</b>	<b>TRUST FUNDS RECOMMENDED:</b>	<b>\$0.00</b>
<b>APPLICANT NUMBER:</b>	<b>2005A-C-032</b>		
<b>BIN:</b>	<b>IN-05-01600</b>	<b>HOME FUNDS AWARD #:</b>	
<b>TRUST FUNDS AWARD#:</b>			
<b>SET ASIDE:</b>	<b>Development Location - Small City</b>		
<b>COMMENTS:</b>	<b>This phase II development will offer a clubhouse, swimming pool, playground and basketball court.</b>		

**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2005A-C Round**

**PROJECT NAME:** Millennium Place IV

**SITE LOCATION:** 623 E. Third Street, 614 & 622 E. Willard Street  
619 E. Third Street  
Muncie, IN 47305  
Delaware COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Millenium Place Apartments IV, LLC is  
applicant  
Duane Miller  
8900 Keystone Crossing, Suite 1200  
Indianapolis, IN 46240  
(317) 816-9300

**PRINCIPALS:** Millennium Place Apartments IV, LLC,  
ESIC

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 5  
50% of AMI: 21  
40% of AMI: 9  
30% of AMI: 5  
Market Rate: 0

**UNIT MIX**

Efficiency: 0  
One bedroom: 2  
Two bedroom: 22  
Three bedroom: 11  
Four bedroom: 5  
Total units: 40

**TOTAL PROJECTED COSTS:** \$6,200,328.00      **COST PER UNIT:** \$155,008.00

**RHTCs REQUESTED:** \$398,800.00      **RHTCs RECOMMENDED:** \$398,800.00

**HOME FUNDS REQUESTED:** \$0.00      **HOME FUNDS RECOMMENDED:** \$0.00

**TRUST FUNDS REQUESTED:** \$0.00      **TRUST FUNDS RECOMMENDED:** \$0.00

**APPLICANT NUMBER:** 2005A-C-033

**BIN:** IN-05-01700      **HOME FUNDS AWARD #:**

**TRUST FUNDS AWARD#:**

**SET ASIDE:** Development Location - Small City

**COMMENTS:** This development will utilize HOPE VI funding and serve households at the lowest of area median income.



**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2005A-C Round**

**PROJECT NAME:** New Parkwoods II-B

**SITE LOCATION:** 3508 E. 38th Street  
Existing Structure, New Constructure Address  
TBD  
Indianapolis, IN 46226  
Marion COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** The Community Builders, Inc.  
Tim Schalk  
3517 E. 39th St.  
Indianapolis, IN 46205  
(317) 590-8127

**PRINCIPALS:** TCB New Parkwoods IV, Inc.,  
The Community Builders, Inc.

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 0  
50% of AMI: 34  
40% of AMI: 14  
30% of AMI: 8  
Market Rate: 8

**UNIT MIX**

Efficiency: 0  
One bedroom: 0  
Two bedroom: 32  
Three bedroom: 26  
Four bedroom: 6  
Total units: 64

**TOTAL PROJECTED COSTS:** \$8,516,729.00      **COST PER UNIT:** \$133,074.00

**RHTCs REQUESTED:** \$595,520.00      **RHTCs RECOMMENDED:** \$595,520.00

**HOME FUNDS REQUESTED:** \$0.00      **HOME FUNDS RECOMMENDED:** \$0.00

**TRUST FUNDS REQUESTED:** \$0.00      **TRUST FUNDS RECOMMENDED:** \$0.00

**APPLICANT NUMBER:** 2005A-C-034

**BIN:** IN-05-01800      **HOME FUNDS AWARD #:**

**TRUST FUNDS AWARD#:**

**SET ASIDE:** Qualified Not-for-profit

**COMMENTS:** This family development will demolish and decentralize units across 3 additional acres. Individual porches or decks and a unique financing structure are parts of a large unique feature and amenity package.

**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2005A-C Round**

**PROJECT NAME:** Pearson Place

**SITE LOCATION:** 115 Colescott Street  
Shelbyville, IN 46176  
Shelby COUNTY

**PROJECT TYPE:** NC/R

**APPLICANT/OWNER:** Human Services, Inc  
Richard Clark  
1585 Indianapolis Road  
Columbus, IN 47202  
(812) 375-8407

**PRINCIPALS:** HIS Properties,  
ESIC

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 1  
50% of AMI: 18  
40% of AMI: 8  
30% of AMI: 4  
Market Rate: 4

**UNIT MIX**

Efficiency: 2  
One bedroom: 17  
Two bedroom: 16  
Three bedroom: 0  
Four bedroom: 0  
Total units: 35

**TOTAL PROJECTED COSTS:** \$5,166,752.00      **COST PER UNIT:** \$127,640.00

**RHTCs REQUESTED:** \$286,300.00      **RHTCs RECOMMENDED:** \$286,300.00

**HOME FUNDS REQUESTED:** \$500,000.00      **HOME FUNDS RECOMMENDED:** \$500,000.00

**TRUST FUNDS REQUESTED:** \$0.00      **TRUST FUNDS RECOMMENDED:** \$0.00

**APPLICANT NUMBER:** 2005A-C-037

**BIN:** IN-05-01900      **HOME FUNDS AWARD #:** CH-005-002

**TRUST FUNDS AWARD#:**

**SET ASIDE:** Qualified Not-for-profit

**COMMENTS:** This elderly development will preserve the vacant historic Pearson Elementary School and provide on site services and offices from Human Services, Inc.

**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2005A-C Round**

**PROJECT NAME:** Rink-Savoy

**SITE LOCATION:** 401 N. Illinois/32 W. Vermont Street  
Indianapolis, IN 46204  
Marion COUNTY

**PROJECT TYPE:** R

**APPLICANT/OWNER:** Riley Area Development Corporation (RADC)  
Bill Gray  
430 Massachusetts Avenue, Suite LL1  
Indianapolis, IN 46204  
(317) 637-8996

**PRINCIPALS:** RADC Rink Savoy, Inc.,  
ESIC

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 9  
50% of AMI: 31  
40% of AMI: 2  
30% of AMI: 18  
Market Rate: 0

**UNIT MIX**

Efficiency: 0  
One bedroom: 51  
Two bedroom: 9  
Three bedroom: 0  
Four bedroom: 0  
Total units: 60

<b>TOTAL PROJECTED COSTS:</b>	<b>\$7,050,821.00</b>	<b>COST PER UNIT:</b>	<b>\$96,261.00</b>
<b>RHTCs REQUESTED:</b>	<b>\$450,556.00</b>	<b>RHTCs RECOMMENDED:</b>	<b>\$450,556.00</b>
<b>HOME FUNDS REQUESTED:</b>	<b>\$0.00</b>	<b>HOME FUNDS RECOMMENDED:</b>	<b>\$0.00</b>
<b>TRUST FUNDS REQUESTED:</b>	<b>\$0.00</b>	<b>TRUST FUNDS RECOMMENDED:</b>	<b>\$0.00</b>
<b>APPLICANT NUMBER:</b>	<b>2005A-C-040</b>		
<b>BIN:</b>	<b>IN-05-02000</b>	<b>HOME FUNDS AWARD #:</b>	
<b>TRUST FUNDS AWARD#:</b>			
<b>SET ASIDE:</b>	<b>Lowest Income</b>		

**COMMENTS:** This development will renovate a historic building in downtown Indianapolis that has sat vacant for over 10 years.

**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2005A-C Round**

<b>PROJECT NAME:</b>	<b>Small Farms</b>		
<b>SITE LOCATION:</b>	<b>1990 West 24th Lane Gary, IN 46404 Lake COUNTY</b>		
<b>PROJECT TYPE:</b>	<b>AR</b>		
<b>APPLICANT/OWNER:</b>	<b>Small Farms Renewal LP Henry Hyatt 200 East Randolph Street Suite 2100 Chicago, IL 60601-6432 (312) 345-3222</b>		
<b>PRINCIPALS:</b>	<b>Small Farms Renewal GP LLC, Apollo Housing Capital, LLC</b>		
<b><u># OF UNITS AT EACH SET ASIDE:</u></b>		<b><u>UNIT MIX</u></b>	
60% of AMI:	34	Efficiency:	0
50% of AMI:	102	One bedroom:	64
40% of AMI:	42	Two bedroom:	136
30% of AMI:	22	Three bedroom:	0
Market Rate:	0	Four bedroom:	0
		Total units:	200
<b>TOTAL PROJECTED COSTS: \$11,169,000.00</b>		<b>COST PER UNIT:</b>	<b>\$54,345.00</b>
<b>RHTCs REQUESTED:</b>	<b>\$645,688.00</b>	<b>RHTCs RECOMMENDED:</b>	<b>\$645,688.00</b>
<b>HOME FUNDS REQUESTED:</b>	<b>\$0.00</b>	<b>HOME FUNDS RECOMMENDED:</b>	<b>\$0.00</b>
<b>TRUST FUNDS REQUESTED:</b>	<b>\$0.00</b>	<b>TRUST FUNDS RECOMMENDED:</b>	<b>\$0.00</b>
<b>APPLICANT NUMBER:</b>	<b>2005A-C-041</b>		
<b>BIN:</b>	<b>IN-05-02100</b>	<b>HOME FUNDS AWARD #:</b>	
<b>TRUST FUNDS AWARD#:</b>			
<b>SET ASIDE:</b>	<b>Preservation</b>		

**COMMENTS:** The rehabilitation of this 100% project based Section 8 family development will update all kitchens and bathrooms, as well as, many other upgrades.

**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2005A-C Round**

**PROJECT NAME:** Stellhorn Apartments

**SITE LOCATION:** 7500 Stellhorn Road  
Fort Wayne, IN 46815  
Allen COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Stellhorn Apartments, LP  
Ronda Shrewsbury  
706 Pro Med Lane, Suite 210  
Carmel, IN 46032  
(317) 815-5929

**PRINCIPALS:** Stellhorn Apartments, LLC,  
City Securities Corp

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 18  
50% of AMI: 41  
40% of AMI: 17  
30% of AMI: 4  
Market Rate: 0

**UNIT MIX**

Efficiency: 0  
One bedroom: 12  
Two bedroom: 36  
Three bedroom: 23  
Four bedroom: 9  
Total units: 80

<b>TOTAL PROJECTED COSTS:</b>	<b>\$6,471,332.00</b>	<b>COST PER UNIT:</b>	<b>\$74,982.00</b>
<b>RHTCs REQUESTED:</b>	<b>\$474,460.00</b>	<b>RHTCs RECOMMENDED:</b>	<b>\$474,460.00</b>
<b>HOME FUNDS REQUESTED:</b>	<b>\$0.00</b>	<b>HOME FUNDS RECOMMENDED:</b>	<b>\$0.00</b>
<b>TRUST FUNDS REQUESTED:</b>	<b>\$0.00</b>	<b>TRUST FUNDS RECOMMENDED:</b>	<b>\$0.00</b>
<b>APPLICANT NUMBER:</b>	<b>2005A-C-042</b>		
<b>BIN:</b>	<b>IN-05-02200</b>	<b>HOME FUNDS AWARD #:</b>	
<b>TRUST FUNDS AWARD#:</b>			

**SET ASIDE:** Development Location - Large City

**COMMENTS:** This 80 unit family development will be situated on the far notheastern side of Fort Wayne in one of the fastest growing sections of the City.

**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2005A-C Round**

**PROJECT NAME:** Tiffany Heights

**SITE LOCATION:** 5000 Block of Ardmore Avenue  
Fort Wayne, IN 46809  
Allen COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Keller Development, Inc.  
Edward E. (Gene) Keller, Jr.  
4530 Merchant Road  
Fort Wayne, IN 46818  
(260) 497-9000

**PRINCIPALS:** Tiffany Heights GP, Inc.,  
CSC Real Estate Advisors, Inc.

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 3  
50% of AMI: 43  
40% of AMI: 18  
30% of AMI: 10  
Market Rate: 10

**UNIT MIX**

Efficiency: 0  
One bedroom: 0  
Two bedroom: 38  
Three bedroom: 37  
Four bedroom: 9  
Total units: 84

<b>TOTAL PROJECTED COSTS:</b>	<b>\$7,304,821.00</b>	<b>COST PER UNIT:</b>	<b>\$84,178.00</b>
<b>RHTCs REQUESTED:</b>	<b>\$508,038.00</b>	<b>RHTCs RECOMMENDED:</b>	<b>\$508,038.00</b>
<b>HOME FUNDS REQUESTED:</b>	<b>\$0.00</b>	<b>HOME FUNDS RECOMMENDED:</b>	<b>\$0.00</b>
<b>TRUST FUNDS REQUESTED:</b>	<b>\$0.00</b>	<b>TRUST FUNDS RECOMMENDED:</b>	<b>\$0.00</b>
<b>APPLICANT NUMBER:</b>	<b>2005A-C-045</b>		
<b>BIN:</b>	<b>IN-05-02300</b>	<b>HOME FUNDS AWARD #:</b>	
<b>TRUST FUNDS AWARD#:</b>			
<b>SET ASIDE:</b>	<b>Development Location - Large City</b>		

**COMMENTS:** This family development will feature a fenced in tot playground, a covered pavilion area with picnic tables, a self-cleaning oven, and frost-free refrigerators.

**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2005A-C Round**

**PROJECT NAME:** To be named Development

**SITE LOCATION:** 3000 block of Middle Road  
Jeffersonville, IN 47130  
Clark COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Aslan Development, LLC  
Paul Widman  
1031 Zorn Avenue  
Louisville, KY 40207  
(502) 253-3100

**PRINCIPALS:** To be formed company,  
MMA

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 2  
50% of AMI: 43  
40% of AMI: 17  
30% of AMI: 9  
Market Rate: 9

**UNIT MIX**

Efficiency: 0  
One bedroom: 0  
Two bedroom: 32  
Three bedroom: 40  
Four bedroom: 8  
Total units: 80

**TOTAL PROJECTED COSTS:** \$6,649,299.00      **COST PER UNIT:** \$79,647.00

**RHTCs REQUESTED:** \$487,907.00      **RHTCs RECOMMENDED:** \$487,907.00

**HOME FUNDS REQUESTED:** \$0.00      **HOME FUNDS RECOMMENDED:** \$0.00

**TRUST FUNDS REQUESTED:** \$0.00      **TRUST FUNDS RECOMMENDED:** \$0.00

**APPLICANT NUMBER:** 2005A-C-046

**BIN:** IN-05-02400      **HOME FUNDS AWARD #:**

**TRUST FUNDS AWARD#:**

**SET ASIDE:** Development Location - Small City

**COMMENTS:** This family development will have a substantial wooded area, a pool and a play yard for children. The developer has committed to subsidizing up to \$500 of the annual membership dues for tenants who regularly use the local Boys and Girls Club.

**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2005A-C Round**

**PROJECT NAME:** Trotters Pointe Phase II

**SITE LOCATION:** 2400 Legendary Lane  
Greenwood, IN 46143  
Johnson COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Pedcor Investments-2005-LXXV, L.P.  
Thomas G. Crowe  
770 3rd Ave. SW  
Carmel, IN 46032  
(317) 587-0341

**PRINCIPALS:** Trotters Housing Company, LLP,  
Pedcor Investments, A Limited Liability  
Company

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 4  
50% of AMI: 62  
40% of AMI: 26  
30% of AMI: 14  
Market Rate: 14

**UNIT MIX**

Efficiency: 0  
One bedroom: 28  
Two bedroom: 48  
Three bedroom: 32  
Four bedroom: 12  
Total units: 120

<b>TOTAL PROJECTED COSTS:</b>	<b>\$10,937,377.00</b>	<b>COST PER UNIT:</b>	<b>\$85,197.00</b>
<b>RHTCs REQUESTED:</b>	<b>\$715,131.00</b>	<b>RHTCs RECOMMENDED:</b>	<b>\$712,888.00</b>
<b>HOME FUNDS REQUESTED:</b>	<b>\$0.00</b>	<b>HOME FUNDS RECOMMENDED:</b>	<b>\$0.00</b>
<b>TRUST FUNDS REQUESTED:</b>	<b>\$0.00</b>	<b>TRUST FUNDS RECOMMENDED:</b>	<b>\$0.00</b>
<b>APPLICANT NUMBER:</b>	<b>2005A-C-047</b>		
<b>BIN:</b>	<b>IN-05-02500</b>	<b>HOME FUNDS AWARD #:</b>	
<b>TRUST FUNDS AWARD#:</b>			
<b>SET ASIDE:</b>	<b>General</b>		

**COMMENTS:** This 120 unit family development will be integrated into a larger market rate community.  
10% of the units will be set-aside for persons with disabilities.